

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN
3 TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE
4 BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT
5 TO EXCLUDE TRACTS 15, 16, AND 26, LOCATED IN THE WINDSOR PARK
6 NEIGHBORHOOD PLANNING AREA.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 add a vertical mixed use building (V) combining district to certain tracts (the "Property")
12 described in Zoning Case No. C14-2008-0044, on file at the Neighborhood Planning and
13 Zoning Department, as follows:

14
15 Approximately 153 acres of land in the City of Austin, Travis County,
16 Texas, as shown on in the tract map attached as Exhibit "A" (*Windsor*
17 *Park Neighborhood Planning Area*),
18

19 located in the Windsor Park neighborhood planning area, locally known as the area
20 bounded by U.S. Highway 290 East on the north, Northeast Drive and Manor Road on the
21 east, 51st Street on the south and IH-35 North on the west, in the City of Austin, Travis
22 County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning*
23 *Map*).
24

25 Except as specifically provided in this ordinance, the existing base zoning districts,
26 combining districts, and other conditions remain in effect.
27

28 PART 2. The zoning districts for the Property are changed from limited office-
29 neighborhood plan (LO-NP) combining district, limited office-mixed use-neighborhood
30 plan (LO-MU-NP) combining district, general office-neighborhood plan (GO-NP)
31 combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining
32 district, neighborhood commercial-neighborhood plan (LR-NP) combining district,
33 neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district,
34 neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-
35 CO-NP) combining district, community commercial-neighborhood plan (GR-NP)
36 combining district, community commercial-conditional overlay-neighborhood plan (GR-
37 CO-NP) combining district, community commercial-mixed use-conditional overlay-

neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, and commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, to limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district, limited office-mixed use-vertical mixed use building-neighborhood plan (LO-MU-V-NP) combining district, general office-vertical mixed use building-neighborhood plan (GO-V-NP) combining district, general office-mixed use-vertical mixed use building-neighborhood plan (GO-MU-V-NP) combining district, neighborhood commercial-vertical mixed use building-neighborhood plan (LR-V-NP) combining district, neighborhood commercial-mixed use- vertical mixed use building-neighborhood plan (LR-MU-V-NP) combining district, neighborhood commercial-mixed use-conditional overlay-vertical mixed use building-neighborhood plan (LR-MU-CO-V-NP) combining district, community commercial-vertical mixed use building-neighborhood plan (GR-V-NP) combining district, community commercial-conditional overlay-vertical mixed use building-neighborhood plan (GR-CO-V-NP) combining district, community commercial-mixed use-conditional overlay-vertical mixed use building-neighborhood plan (GR-MU-CO-V-NP) combining district, general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district, general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district, general commercial services-mixed use-conditional overlay-vertical mixed use building-neighborhood plan (CS-MU-CO-V-NP) combining district, general commercial services-conditional overlay-vertical mixed use building-neighborhood plan (CS-CO-V-NP) combining district, and commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district, as more particularly described and identified in the chart below:

TRACT #	TCAD PROPERTY ID #	CITY OF AUSTIN ADDRESS	FROM	TO
1	Portion of 225724	6305 CAMERON RD	GR-NP; CS-1-NP	GR-V-NP; CS-1-V-NP
		6307 CAMERON RD		
		6309 CAMERON RD		
		6311 CAMERON RD		
		6611 E US 290 HWY EB		
	Portion of 225733	6303 CAMERON RD	GR-NP	GR-V-NP
2	225508	6006 CAMERON RD	GR-MU-CO-NP	GR-MU-V-CO-NP
	225509	6000 CAMERON RD	GR-MU-CO-NP	GR-MU-V-CO-NP

TRACT #	TCAD PROPERTY ID #	CITY OF AUSTIN ADDRESS	FROM	TO
	225525	6014 CAMERON RD	GR-NP; GO-NP	GR-V-NP; GO-V-NP
	225526	ABS 789 SUR 7 WALLACE J P ACR 1.832	CS-NP	CS-V-NP
	225527	6106 1/2 CAMERON RD	CS-NP	CS-V-NP
		6106 CAMERON RD		
	225531	6110 CAMERON RD	CS-MU-NP	CS-MU-V-NP
	225533	6214 CAMERON RD	CS-NP	CS-V-NP
	225534	6208 CAMERON RD	CS-NP	CS-V-NP
	225536	E 100' OF LOT 17 DUVAL HEIGHTS	GR-MU-CO-NP	GR-MU-V-CO-NP
3	Portion of 223339	5800 CAMERON RD	GR-MU-CO-NP	GR-MU-V-CO-NP
		5900 CAMERON RD		
	223343	1120 REINLI ST	LR-CO-NP	LR-V-CO-NP
		5720 CAMERON RD		
4	221948	5600 CAMERON RD	CS-NP	CS-V-NP
	221949	5310 CAMERON RD	CS-MU-NP	CS-MU-V-NP
		5312 CAMERON RD		
		5314 CAMERON RD		
		5316 CAMERON RD		
		5319 N IH 35 SVRD NB		
		5320 CAMERON RD		
		5322 CAMERON RD		
		5324 CAMERON RD		
		5326 CAMERON RD		
	221950	1108 E 53RD ST	CS-NP; CS-MU-NP	CS-V-NP; CS-MU-V-NP
		5300 CAMERON RD		
	221953	5340 CAMERON RD	CS-NP	CS-V-NP
	223353	5345 N IH 35 SVRD	CS-NP	CS-V-NP
		5355 N IH 35 SVRD NB		
		5357 N IH 35 SVRD NB		
		5361 N IH 35 SVRD NB		
		5363 N IH 35 SVRD NB		
		5365 N IH 35 SVRD NB		
		5402 1/2 CAMERON RD		
		5402 CAMERON RD		
		5403 N IH 35 SVRD NB		
		5405 N IH 35 SVRD NB		
		5407 N IH 35 SVRD NB		
		5409 N IH 35 SVRD NB		
		5413 N IH 35 SVRD NB		
		5415 N IH 35 SVRD NB		
		5419 N IH 35 SVRD NB		
		5420 CAMERON RD		

TRACT #	TCAD PROPERTY ID #	CITY OF AUSTIN ADDRESS	FROM	TO
		5421 N IH 35 SVRD NB		
		5423 N IH 35 SVRD NB		
		5425 N IH 35 SVRD NB		
		5427 N IH 35 SVRD NB		
		5429 N IH 35 SVRD NB		
		5431 N IH 35 SVRD NB		
		5433 N IH 35 SVRD NB		
		5439 N IH 35 SVRD NB		
		5441 N IH 35 SVRD NB		
		5445 N IH 35 SVRD NB		
		5463 N IH 35 SVRD NB		
		5604 CAMERON RD		
	223354	1113 1/2 REINLI ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		5700 CAMERON RD		
	223357	5630 CAMERON RD	CS-NP	CS-V-NP
5	220544	1216 CORONA DR	GR-CO-NP	GR-V-CO-NP
		5511 CAMERON RD		
6	220472	1211 CORONA DR	CS-NP	CS-V-NP
	220500	5505 CAMERON RD	CS-NP	CS-V-NP
	220504	5423 CAMERON RD	GR-NP	GR-V-NP
	220505	5339 CAMERON RD	GR-NP	GR-V-NP
	220506	5361 CAMERON RD	GR-NP	GR-V-NP
		5403 CAMERON RD		
	220507	5413 CAMERON RD	GR-NP	GR-V-NP
		5415 CAMERON RD		
	220508	5341 1/2 CAMERON RD	GR-NP	GR-V-NP
		5341 CAMERON RD		
		5345 CAMERON RD		
	220509	PT OF LOT 3-5 BLK G DELWOOD SEC 4	CS-NP	CS-V-NP
7	220589	1114 E 52ND ST	CS-NP	CS-V-NP
		5203 CAMERON RD		
		5209 CAMERON RD		
	220590	50 X 150 FT AV (TRT D) WALLACE J P ABS 789 SUR 7	GR-NP	GR-V-NP
	220591	5303 CAMERON RD	GR-NP	GR-V-NP
	220592	50 X 150 FT (TRT B) WALLACE J P ABS 789 SUR 7	GR-NP	GR-V-NP
	220593	50 X 150 FT (TRT A) WALLACE J P ABS 789 SUR 7	GR-NP	GR-V-NP
	220624	5327 CAMERON RD	GR-NP	GR-V-NP
		5329 CAMERON RD		
	220629	5201 CAMERON RD	CS-1-NP	CS-1-V-NP
	220630	5211 CAMERON RD	CS-NP	CS-V-NP

TRACT #	TCAD PROPERTY ID #	CITY OF AUSTIN ADDRESS	FROM	TO
	220631	TRT 2 BRADFORD D C SUBD RESUB NO 1	GR-MU-CO-NP	GR-MU-V-CO-NP
8	218532	1101 E 52ND ST	CS-NP	CS-V-NP
		1105 E 52ND ST		
		5121 CAMERON RD		
9	218529	44 X 102FT AV OF LOT 2 RIDGETOP GARDENS	CS-NP	CS-V-NP
10	218521	LOT 1B * RESUB OF LOT 1 * OF A RESUB OF PT OF LOT 3&4 RIDGETOP GARDENS	GR-CO-NP	GR-V-CO-NP
	218531	1110 E 51ST ST	CS-1-NP	CS-1-V-NP
	218533	1138 E 51ST ST	GR-CO-NP	GR-V-CO-NP
11	218514	1218 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
		5104 LANCASTER CT		
	218515	1216 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	218516	1200 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	218517	LOT 2A * RESUB OF LOT 2 * OF A RESUB OF PT OF LOT 3&4 RIDGETOP GARDENS	GR-MU-CO-NP	GR-MU-V-CO-NP
	218523	1212 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	218524	1210 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	218526	1206 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	218527	1208 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
12	215169	LOT 16&17 RIDGETOP GARDENS	LO-NP	LO-V-NP
	Portion of 215170	1500 E 51ST ST	LO-NP	LO-V-NP
		1502 E 51ST ST		
		1504 E 51ST ST		
		1508 E 51ST ST		
	216536	E102.5FT OF LOT 11 RIDGETOP GARDENS	LO-NP	LO-V-NP
	216537	1414 E 51ST ST	LO-NP	LO-V-NP
	216538	N201FT AV OF LOT 11 RIDGETOP GARDENS	LO-NP	LO-V-NP
	216539	1410 E 51ST ST	LO-NP	LO-V-NP
	216540	1404 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	216541	1400 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	216546	1320 E 51ST ST	LO-NP	LO-V-NP
	216548	WEST PART OF LOT 1 BLK A RIDGETOP GARDENS RESUB OF A PART OF LOT 9	LO-NP	LO-V-NP
	216550	1316 E 51ST ST	LO-MU-NP	LO-MU-V-NP
	216551	1310 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	216552	1308 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	216553	1304 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
		1306 E 51ST ST		

TRACT #	TCAD PROPERTY ID #	CITY OF AUSTIN ADDRESS	FROM	TO
	216555	E105FT OF LOT 12 RIDGETOP GARDENS	LO-NP	LO-V-NP
	216554	1416 E 51ST ST	LO-NP	LO-V-NP
	216556	1314 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	216561	N249.37FT AV OF W153.75FT OF LOT 13 RIDGETOP GARDENS	LO-NP	LO-V-NP
	216562	S160FT OF W153.75 OF LOT 13 RIDGETOP GARDENS	LO-NP	LO-V-NP
	218535	1302 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	218542	5101 LANCASTER CT	GR-MU-CO-NP	GR-MU-V-CO-NP
	Portion of 425920	1328 E 51ST ST	LO-NP	LO-V-NP
13	215172	1660 E 51ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
14	213610	LOT 8A *RESUB OF LOT 62 MANOR HILLS SEC 8	LR-MU-NP	LR-MU-V-NP
	213611	2201 E 51ST ST	LR-MU-NP	LR-MU-V-NP
	213612	2203 E 51ST ST	LR-MU-NP	LR-MU-V-NP
	213613	2205 E 51ST ST	LR-MU-NP	LR-MU-V-NP
	213614	2207 E 51ST ST	LR-MU-NP	LR-MU-V-NP
	213615	2209 E 51ST ST	LR-MU-NP	LR-MU-V-NP
	213616	2211 E 51ST ST	LR-MU-NP	LR-MU-V-NP
	213617	2213 E 51ST ST 2215 E 51ST ST	LR-MU-NP	LR-MU-V-NP
17	Portion of 211895	ABS 793 SUR 20 WARNELL H ACR 2.08	LR-MU-CO-NP	LR-MU-V-CO-NP
18	211906	4700 MANOR RD	GO-MU-CO-NP	GO-MU-V-CO-NP
		4800 MANOR RD		
19	213608	5200 MANOR RD	GR-NP	GR-V-NP
		5206 MANOR RD		
		5210 MANOR RD		
	213609	2800 1/2 E 51ST ST	CS-CO-NP	CS-V-CO-NP
		5110 MANOR RD		
		5112 MANOR RD		
20	217174	5209 OLD MANOR RD	GR-CO-NP	GR-V-CO-NP
		2713 ROGGE LN		
		2801 ROGGE LN		
		2803 ROGGE LN		
	217176	5618 MANOR RD	GR-CO-NP	GR-V-CO-NP
		5600 MANOR RD		
		5608 MANOR RD		
		5606 MANOR RD		
21	217180	5604 MANOR RD	GR-CO-NP	GR-V-CO-NP
		2804 1/2 ROGGE LN		
21	217097	2804 1/2 ROGGE LN	GR-MU-NP;	GR-MU-V-NP;

TRACT #	TCAD PROPERTY ID #	CITY OF AUSTIN ADDRESS	FROM	TO
		5706 MANOR RD	CS-1-NP	CS-1-V-NP
22	217094	5812 MANOR RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	217095	LOT 10 SCHWINGE SUBD	GR-CO-NP	GR-V-CO-NP
	217096	5800 MANOR RD	LR-MU-CO-NP	LR-MU-V-CO-NP
	217121	5730 MANOR RD	LR-MU-CO-NP	LR-MU-V-CO-NP
	217122	5722 MANOR RD	LR-MU-CO-NP	LR-MU-V-CO-NP
23	217124	5900 1/2 MANOR RD	GR-CO-NP	GR-V-CO-NP
		5900 MANOR RD		
24	219064	6012 MANOR RD	GO-MU-CO-NP	GO-MU-V-CO-NP
25	219061	6102 MANOR RD	CS-NP	CS-V-NP
27	219374	3211 JACK COOK DR	LR-MU-CO-NP	LR-MU-V-CO-NP
28	220739	1727 BRIARCLIFF BLVD	GR-CO-NP	GR-V-CO-NP
		5811 BERKMAN DR		
		5936 1/2 WESTMINSTER DR		
		5936 WESTMINSTER DR		
		5938 WESTMINSTER DR		
	220742	1701 1/2 BRIARCLIFF BLVD	GR-CO-NP	GR-V-CO-NP
		1701 BRIARCLIFF BLVD		
29	220818	5933 WESTMINSTER DR	GR-MU-CO-NP	GR-MU-V-CO-NP
	220820	1903 GASTON PLACE DR	GR-MU-CO-NP	GR-MU-V-CO-NP
	220825	1905 GASTON PLACE DR	GR-MU-CO-NP	GR-MU-V-CO-NP
	220826	1917 GASTON PLACE DR	GR-MU-CO-NP	GR-MU-V-CO-NP
	Portion of 220827	LOT 2-B-2A *4TH RESUB OF LOT 2 BLK E DELWOOD TERRACE COMMERCIAL AREA	GR-MU-CO-NP	GR-MU-V-CO-NP
31	220867	1932 GASTON PLACE DR	GR-MU-CO-NP	GR-MU-V-CO-NP
	220868	1924 GASTON PLACE DR	GR-MU-CO-NP	GR-MU-V-CO-NP
		1928 GASTON PLACE DR	GR-MU-CO-NP	GR-MU-V-CO-NP
	222601	2006 GASTON PLACE DR	GR-MU-CO-NP	GR-MU-V-CO-NP

PART 3. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.
- B. The following applies to Tracts 1-14, 17-25, 27-29, and 31:

1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
2. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
3. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

PART 4. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 15, 16, and 26, located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

TRACT #	TCAD PROPERTY ID #	CITY OF AUSTIN ADDRESS	ZONING
15	213848	LOT 1 UPTOWN BUSINESS PARK SEC 2	GR-NP
16	211908	ABS 793 SUR 20 WARNELL H ACR 2.00	GR-NP
26	219128	6201 WALNUT HILLS DR	CS-NP

PART 5. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

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_____, 2008

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§

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

Draft



Windsor Park Neighborhood Planning Area Part of University Hills/Windsor Park Combined Neighborhood Planning Area Tract Map - C14-2008-0044

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 April 7, 2008

